





Lane End, Bashurst Hill, Itchingfield, West Sussex RH13 0PA

An individual, architecturally designed, modern and contemporary residence situated in a private position and set within 2.82 acres.



- ▶ Individual four bedroom family home
- ▶ High specification kitchen
- ▶ Study
- ▶ Generous plot at 2.82 acres
- ▶ Access to well-regarded schools
- ▶ Double aspect sitting room
- ▶ Open plan kitchen/dining/family room
- ▶ Four bathrooms
- ▶ Driveway parking and triple garage
- ▶ Access to mainline train stations

Having been individually, architecturally designed, this modern and contemporary property is situated in a premier location in a private lane South West of Horsham town centre. It has a superb blend of living and bedroom space that totals 3,838 sq.ft. (approx.) and is ideal for growing families with access to well-regarded local schools, open countryside, nearby Horsham town centre and mainline train stations.

A large reception hallway welcomes you and immediately impresses with a high level ceiling providing a light and airy feel. Double doors lead through to a double aspect sitting room which measures an impressive 30' and the elevated aspect to the front of the property enjoys full height shuttered windows providing fine views. The main social hub of this premier home is the sociable and open plan kitchen/dining/family room which has several accesses to the rear garden as well as numerous windows providing superb degrees of light. The kitchen has contrasting tones and granite work surfaces running throughout. There is a selection of high-end integrated appliances along with space for a range style cooker and plenty of storage space. Another superb feature is the exposed oak framing to the doors and windows which provide a comfortable but modern feel. Adjacent to the kitchen is the open-plan dining area which is open to a further sitting room area.

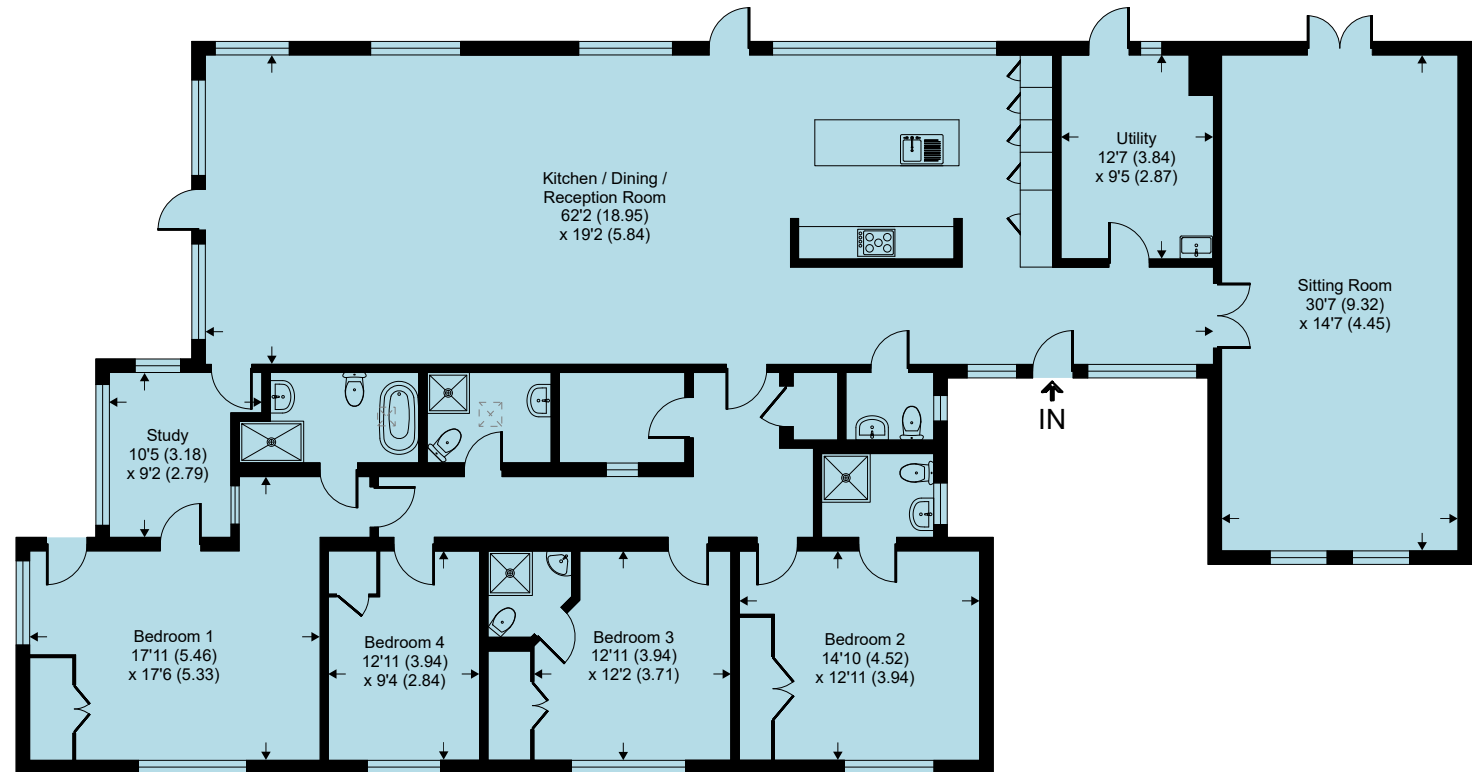
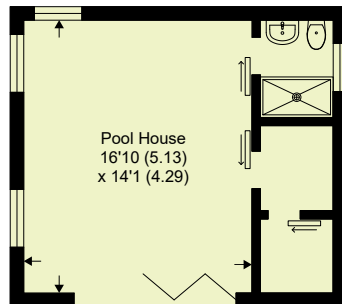
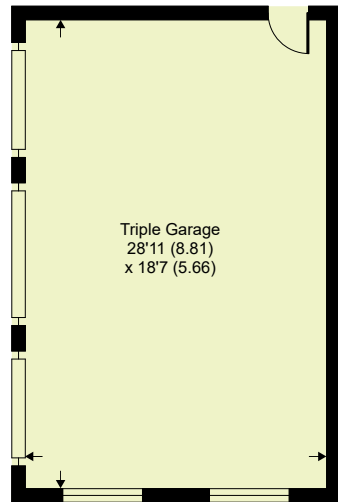






Lane End, RH13

Approximate Gross Internal Area = 277 sq m / 2980 sq ft
Approximate Garage Internal Area = 50 sq m / 537 sq ft
Approximate Outbuilding Internal Area = 30 sq m / 321 sq ft
Approximate Total Internal Area = 357 sq m / 3838 sq ft



Ground Floor

This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.

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Agents Note - Our particulars are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate only. Photographs may include lifestyle shots and pictures of local views. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any service, system or appliance. Please ask if you would like further information, especially before you travel to the property.

Property description continues

A second hallway lobby leads through to a selection of bedrooms, the main bedroom suite enjoys a double aspect and has ample fitted wardrobe space along with a well-equipped en-suite bathroom with a freestanding bath, large walk-in shower, a wash hand basin and a low-level WC which is all complimented with quality chrome fittings. There are three further bedrooms, two of which have their own accompanying en-suites as well as a further family bathroom. Further living space includes a separate study with super views over the garden and a useful utility/boot room and a guest cloakroom.

Outside

The property has a private gated access that leads into a sweeping gravel drive which provides ample parking and leads to a superb triple bay garage with electrically operated roller doors, power and lighting. A real feature of the property is the plot which sits at 2.82 acres. It is predominantly laid to pasture but has a formal garden at the rear of the property which accommodates an outdoor heated swimming pool and a detached pool house. The pool house has a modern and contemporary style that is in keeping with the main residence and has a shower room, storage/utility space and a well thought out open plan living space with bifold doors opening onto the poolside area. The boundaries to the garden are flanked with mature trees, providing superb degrees of privacy. There is also a timber built store shed and a covered veranda from the main sitting/dining/family room that is ideal for social occasions in the summer months.

